



SHERWIN-WILLIAMS.

under construction
R&D Headquarters
900+ Employees
Late 2024 occupancy



VALOR ACRES

FUTURE DEVELOPMENT
Mixed-Use • Hotel • Grocery
Retail • Office

MILLER ROAD



AVAILABLE
2.347 ACRES

SOUTHPOINTE PKWY



2.347 ACRES

6850 Miller Road | Brecksville, Ohio 44141

FOR GROUND LEASE OR BTS

2.347 ACRES

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HIGHLIGHTS

- ▶ Unique 2.3 acre commercial outparcel opportunity
- ▶ Close proximity to brand new freeway interchange (I-77 & Miller Road, opening late 2024)
- ▶ Opposite new Sherwin-Williams R&D complex (600,000 SF; under construction; occupancy late 2024/early 2025; ± 900 employees), and Valor Acres (mixed use project currently under construction; occupancy late 2024/early 2025)
- ▶ Valor Acres will contain approximately 200,000 SF Class A office space, 150,000 SF of retail and restaurant space, 200 luxury residential units, and an AC Hotel by Marriott (136 rooms, 2026 occupancy)
- ▶ Superior demographics, with an average HHI of \$151,025 within the primary trade area

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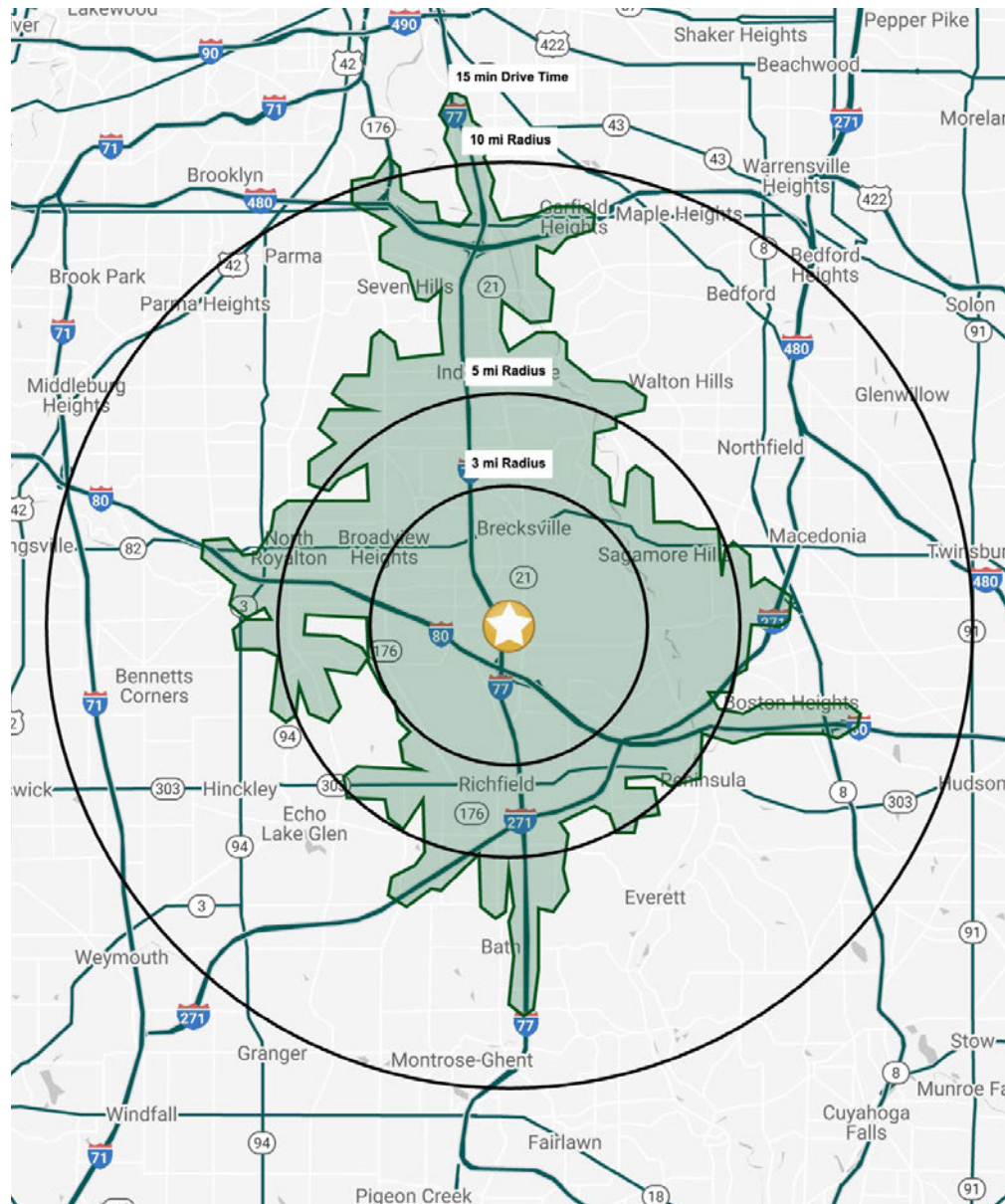
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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	15 MIN DRIVE
POPULATION	13,876	53,068	354,427	78,197
HOUSEHOLDS	5,322	21,619	147,101	32,245
MEDIAN AGE	45.4	45.6	43.4	46.0
AVERAGE HH INCOME	\$195,477	\$170,260	\$124,568	\$151,025
MEDIAN HH INCOME	\$130,680	\$110,597	\$86,529	\$99,353
BUSINESSES	946	2,094	13,542	4,713
EMPLOYEES	13,692	25,044	176,155	81,567
EDUCATION: BACHELORS +	56.4%	51.4%	37.1%	45.0%



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